

BENCH MARK

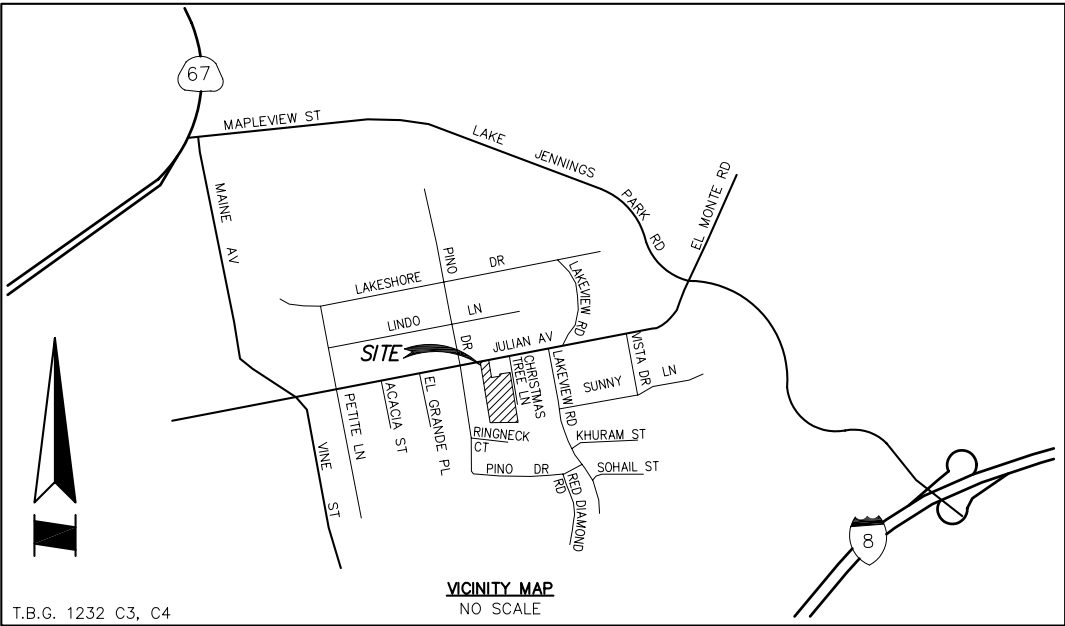
DESCRIPTION: STANDARD COUNTY OF SAN DIEGO BRASS DISC
IN CONC. MONUMENT STAMPED EC142

LOCATION: NORTHEAST QUADRANT OF THE INTERSECTION
OF PETITE LANE AND JULIAN AVENUE

RECORD FROM: COUNTY OF SAN DIEGO VERTICAL CONTROL DATA

ELEVATION: 404.610 DATUM: M.S.L.

COUNTY OF SAN DIEGO TRACT NO. 5539 TENTATIVE MAP



LEGAL DESCRIPTION

THAT PORTION OF LOT 119 OF EL CAJON VALLEY COMPANY'S LAND, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 110, FROM WHICH POINT THE NORTHWESTERLY CORNER OF SAID LOT 119 BEARS SOUTH 81°03' WEST A DISTANCE OF 224.09 FEET;
THENCE SOUTH 8°57' EAST 599.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 11;
THENCE ALONG SAID SOUTHERLY LINE NORTH 89°33' EAST 271.48 FEET;
THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO A POINT IN THE NORTHERLY LINE OF SAID LOT THAT IS DISTANT NORTH 81°03' EAST 268.48 FEET FROM THE POINT OF COMMENCEMENT;
THENCE ALONG SAID NORTHERLY LINE SOUTH 81°03' WEST 268.48 FEET TO THE POINT OF COMMENCEMENT.
EXCEPTING THE NORTHWESTERLY 150 FEET OF THE NORTHEASTERLY 102 FEET THEREOF, ALSO EXCEPTING THEREFROM THE NORTHWESTERLY 170 FEET OF 83 FEET OF THE MOST WESTERLY PROLONGATION OF THE NORTHEASTERLY 185 FEET THEREOF.

A.P.N. 395-091-03-00

TAX RATE AREA: 82012

PARK DEDICATION STATEMENT:

THERE WILL BE NO LAND DEDICATED FOR PARK USE.

GENERAL NOTES

1. DESCRIPTION OF PROJECT:

THE DEVELOPMENT CONTAINS 3.146 ACRES AND WILL CONSIST OF 8 RESIDENTIAL LOTS AND ONE (1) PUBLIC STREET. A TENTATIVE SUBDIVISION MAP APPROVAL FOR 8 RESIDENTIAL LOTS IS HEREBY BEING REQUESTED.

THE DEVELOPMENT CONSISTS AS FOLLOWS:

DESCRIPTION	AREA (ACRES)	AREA (S.F.)	PERCENT
8 RESIDENTIAL LOTS	2.376	103,507	75.5
LOT A	0.121	5,266	3.9
PUBLIC STREET 'A'	0.649	28,253	20.6
TOTAL	3.146	137,026	100.0

2. ZONING:

THE SITE IS PRESENTLY ZONED RS4 (MINIMUM LOT SIZE 10,000 SQUARE FEET) AS DESIGNATED IN THE COUNTY OF SAN DIEGO GENERAL PLAN, LAKESIDE COMMUNITY, GENERAL PLAN DESIGNATION 5 (4.35 D.U./AC.) AND REGIONAL CATEGORY CUDa.

SPECIAL AREA REG USE REGULATIONS	RS4
NEIGHBORHOOD REGULATIONS	Q
DENSITY	4.35
LOT SIZE	10,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	H
OPEN SPACES	---
SPECIAL AREA REGULATIONS	---

3. SEWER AND WATER SYSTEMS:

SEWER AND WATER SYSTEMS WILL BE PROVIDED BY THE LAKESIDE SANITATION MAINTENANCE DISTRICT AND THE LAKESIDE WATER DISTRICT. THE DESIGN OF THE SEWER AND WATER SYSTEMS SHALL CONFORM TO THE STANDARDS OF LAKESIDE SANITATION MAINTENANCE DISTRICT AND LAKESIDE WATER DISTRICT.

4. DRAINAGE SYSTEM:

WATER WILL BE DISPOSED OF BY SURFACE FLOW AND UNDERGROUND STORM DRAIN SYSTEM. THE DRAINAGE SYSTEM SHOWN IS CONCEPTUAL, THE FINAL DRAINAGE DESIGN SHALL CONFORM TO THE COUNTY OF SAN DIEGO STANDARDS.

5. SERVICES:

THE GAS AND ELECTRIC POWER WILL BE PROVIDED BY SAN DIEGO GAS AND ELECTRIC COMPANY.

THE TELEPHONE SERVICE WILL BE PROVIDED BY AT&T COMPANY.

ELEMENTARY SCHOOL SERVICE WILL BE PROVIDED BY LAKESIDE UNION SCHOOL DISTRICT AND HIGH SCHOOL SERVICE WILL BE PROVIDED BY GROSSMONT UNION SCHOOL DISTRICT.

FIRE SERVICE WILL BE PROVIDED BY THE LAKESIDE FIRE PROTECTION DISTRICT.

6. GRADING AND LANDSCAPING:

THE TENTATIVE MAP SHOWS THE PROPOSED PRELIMINARY GRADING AND IS SUBJECT TO REVISIONS DURING FINAL DESIGN. CUT OF APPROXIMATELY 1,700 CUBIC YARDS AND FILL OF APPROXIMATELY 2,800 CUBIC YARDS OF MATERIAL WILL BE REQUIRED ON SITE. CUT AND FILL QUANTITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN. ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH COUNTY DESIGN STANDARDS. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH COUNTY STANDARDS.

7. TOPOGRAPHY:

CONTOURS SHOWN WERE DERIVED FROM AN AERIAL TOPOGRAPHY, FLOWN ON APRIL 12, 2006.

8. SOLAR ACCESS:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40(n), SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

9. APPLICANT AND SUBDIVIDER:

KENARD CONSTRUCTION
1830 GILLESPIE WAY, SUITE 105
EL CAJON, CA 92020
TELEPHONE: (619) 596-7500

BY: KENNY RAY DATE: _____

10. ENGINEER OF WORK:

JP ENGINEERING, INC.
4849 RONSON COURT, SUITE 105
SAN DIEGO, CA 92111
TELEPHONE: (858) 569-7377



BY: JORGE H. PALACIOS, R.C.E. 32031 DATE: _____

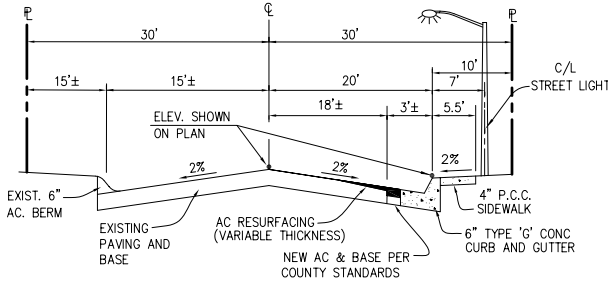
11. OWNER:

WE HEREBY CERTIFY THAT WE ARE THE RECORDED OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

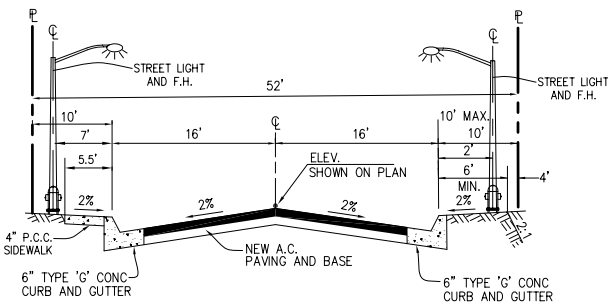
STIEGLITZ FAMILY TRUST BY: _____ DATE: _____
DANIEL AND SARAH STILLSON PHILLIP STIEGLITZ
9626 CHRISTMAS TREE LANE BY: _____ DATE: _____
LAKESIDE, CA 92040 DANIEL AND SARAH STILLSON

12. DISCRETIONARY REVIEW:

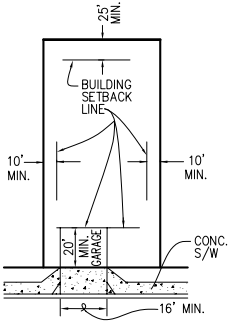
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



TYPICAL SECTION-JULIAN AVENUE (PUBLIC)
NO SCALE



TYPICAL SECTION-STREET 'A' (PUBLIC)
NO SCALE



TYPICAL LOT
MIN. SETBACKS
PER ZONE RS4
NO SCALE

SHEET
1
OF
2

TENTATIVE MAP

COUNTY OF SAN DIEGO TRACT NO. 5539

DESIGNER
JL
DRAWN
AL
CHECKED
JP
DATE

JORGE H. PALACIOS
R.C.E. 32031
DATE:

NO. DATE

BY NO. DATE

BY NO. DATE

BY NO. DATE

BY NO. DATE

CIVIL ENGINEERING • LAND PLANNING • SURVEYING • 4849 RONSON COURT, SUITE 105, SAN DIEGO, CA 92111 • (858)569-7377 FAX (858)569-0830

Project No. 761-05